

1 BILL NO. R-86-02-08

2 DECLARATORY RESOLUTION NO. R-14-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 2802 Congressional
7 Parkway, Fort Wayne, Indiana. (Jean S.
8 Huguenard, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 January 29, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lot 73 in Congressional Industrial Park,
16 Section II in the City of Fort Wayne
17 according to the plat thereof recorded
18 in Plat Record 45, pages 26-29 in the
19 Office of the Recorder of Allen County,
20 Indiana;

21 said property more commonly known as 2801 Congressional Parkway,
22 Fort Wayne, Indiana;

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 4, below, the property hereinabove described is hereby designated
30 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
31 12.1. Said designation shall begin upon the effective date of
32 the Confirming Resolution referred to in Section 3 of this Resolu-
tion and shall continue for one (1) year thereafter. Said desig-
nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

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2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

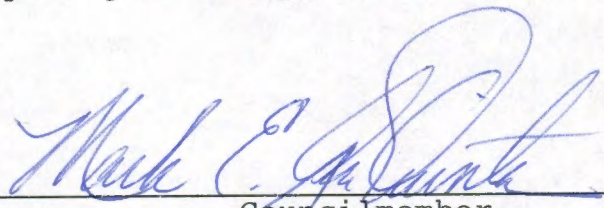
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of real estate.

23 SECTION 4. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

27 SECTION 5. That it is the preliminary intent of Common
28 Council to recommend a ten (10) year deduction from the assessed
29 value of the real property. The length of the deduction will be
30 finally determined by Common Council, pursuant to I.C. 6-1.1-
31 12.1-3(b), after receipt of the owner's application from the
32 County Auditor.

1 Page Three

2 SECTION 6. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 _____
7 Councilmember

8 APPROVED AS TO FORM
9 AND LEGALITY

10 
11 _____
12 Bruce O. Boxberger, City Attorney

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FOUNDED 1830
30 NORTH CHURCH
224-0070

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Dispute, seconded by Law, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL) (SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-14-86 on the 11th day of February, 1986.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of February, 1986, at the hour of 2:00 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of February, 1986, at the hour of 4:00 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED

JAN 29 1986

ECONOMIC
DEVELOPMENT

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Jean S. Huguenard
2. Owner(s) C-P Development, Inc.
3. Address of Owner(s) 2100 Goshen Rd., Suite 226
Ft Wayne IN 46808
4. Telephone Number of Owner(s):() 219-482-4277
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant Same
7. Telephone number of Applicant:() Same
8. Address of Property Seeking Designation _____
2802 Congressional Pkw., Ft Wayne IN 46808
9. Legal Description of Property Proposed for Designation
(may be attached) Lot 73 in Congressional Industrial Park,
Section II in the City of Ft Wayne according to the plat thereof
recorded in Plat Rec ord 45, pages 26-29 in the office of the Recorder
of Allen County, Indiana
10. Township Washington
11. Taxing District Ft Wayne - Washington

12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? _____
Vacant Land
- b. What Structure(s) (if any) are on the property? _____
None
- b. What is the condition of this structure/these structures? _____
15. Current Assessed Value of Real Estate 100.00
- a. Land 100.00
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$7.82
17. Description of Proposed Improvements to the Real Estate
12,000 SF Multi-tenant building for light assembly work and warehousing.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Spring 1986
- b. When is completion expected? Summer 1986
19. Cost of Project (not including land costs) 380,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 50

b. What is the nature of those jobs? clerical,
light assembly and warehousing

c. Anticipated time frame for reaching employment level stated above?

6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Lack of development

Efficient utilization of vacant land.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Provide employment.

Will increase tax base in the long run.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Commercial Loan - Summit Bank

I hereby certify that the information and representation on this Application are true and complete.

CP DEVELOPMENT, INC.

Jean S. Huguenard
Signature (s) of Owners

1-29-86

Date

Jean S. Huguenard, Secretary

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution86-02-08DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2802 Congressional Parkway, Fort Wayne, Indiana. (Jean S. Huguenard, Petitioner).

EFFECT OF PASSAGE A 12,000 SF multi-tenant building for light assembly work and warehousing will be constructed on land that is presently vacant, creating approximately 50 new jobs, increasing the tax base in the long run.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$380,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-08

REPORT OF THE COMMITTEE ON FINANCE

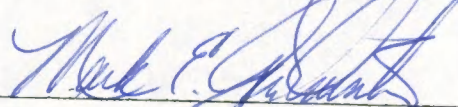
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 2802 Congressional Parkway

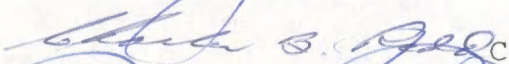
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) _____

YES

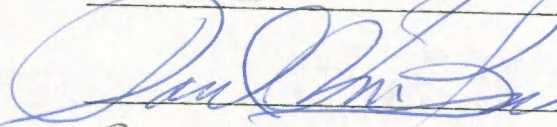
NO



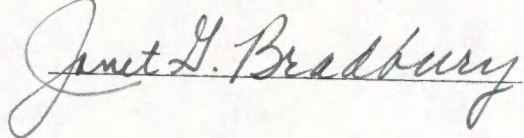
MARK E. GiaQUINTA
CHAIRMAN



CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY

JAMES S. STIER

CONCURRED IN 2-11-86

SANDRA E. KENNEDY
CITY CLERK